

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
July 19, 2021
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. June 21, 2021

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. **PA-7-21** **15694 and 15696 Old Scenic Highway (Deferred from May 17 by the Planning Director and from June 21 by Councilmember Banks)** To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property. Sections 58 and 71, T5S, R1W, GLD, EBRP, LA (Council District 2-Banks) **Related to S-4-21** [Application](#)

3. **S-4-21** **Trivento Subdivision (Deferred from May 17 by the Planning Director and from June 21 by Councilmember Banks)** Proposed major subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property (Council District 2-Banks) **Related to PA-7-21** [Application](#)

4. **PA-10-21** **3205 and 3215 Jones Creek Road (Deferred from June 21 by Councilmember Amoroso)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) **Related to Case 33-21 and S-8-21** [Application](#)

5. **Case 33-21** **3205 and 3215 Jones Creek Road (Deferred from June 21 by Councilmember Amoroso)** To rezone from Rural to Town House (A2.5) on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) **Related to PA-10-21 and S-8-21** [Application](#)

6. **S-8-21** **The Park at Jones Creek (Deferred from June 21 by Councilmember Amoroso)** Proposed townhouse subdivision with private streets on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. (Council District 8-Amoroso) **Related to PA-10-21 and Case 33-21** [Application](#)

7. **PA-11-21** **6275 Siegen Lane** To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the southeast side of Siegen Lane, north of Cedar Park Avenue, on Lot B-2-B of the Cloverland Subdivision. Section 67, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) **Related to Case 45-21** [Application](#)

8. **Case 45-21** **6275 Siegen Lane** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the southeast side of Siegen Lane, north of Cedar Park Avenue, on Lot B-2-B of the Cloverland Subdivision. Section 67, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) **Related to PA-11-21** [Application](#)

9. **PA-12-21** **10555 Mollylea Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north

side of Mollylea Drive, west of Eileen Drive, on Tract A of the Emerson J. Reese Property. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to Case 46-21** [Application](#)

10. **Case 46-21** **10555 Mollylea Drive** To rezone from Single Family Residential (A1) to Heavy Commercial One (HC1) on property located on the north side of Mollylea Drive, west of Eileen Drive, on Tract A of the Emerson J. Reese Property. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to PA-12-21** [Application](#)
11. **PA-13-21** **8178 Innovation Park Drive** To amend the Comprehensive Land Use Plan from Compact Neighborhood to Commercial on property located on the south side of Innovation Park Drive, east of Burberry Court, on Lot 3-D-1-A-1 of the Baton Rouge Area Foundation Property. Section 41, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) **Related to Case 47-21** [Application](#)
12. **Case 47-21** **8178 Innovation Park Drive** To rezone from Rural to Heavy Commercial One (HC1) on property located on the south side of Innovation Park Drive, east of Burberry Court, on Lot 3-D-1-A-1 of the Baton Rouge Area Foundation Property. Section 41, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) **Related to PA-13-21** [Application](#)
13. **PA-14-21** **2944 Crater Lake Drive** To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the east side of Crater Lake Drive, south of Great Smoky Avenue, on Lot 63 of the South Park Forest Subdivision, Second Filing. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to Case 38-21** [Application](#)
14. **Case 38-21** **2944 Crater Lake Drive** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the east side of Crater Lake Drive, south of Great Smoky Avenue, on Lot 63 of the South Park Forest Subdivision, Second Filing. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to PA-14-21** [Application](#)
15. **PA-15-21** **10217 Mammoth Avenue** To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the north side of Mammoth Avenue, east of West Perdue Drive, on Lot 151-A, South Park Forest Subdivision, Fifth Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) **Related to Case 51-21** [Application](#)
16. **Case 51-21** **10217 Mammoth Avenue** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the north side of Mammoth Avenue, east of West Perdue Drive, on Lot 151-A, South Park Forest Subdivision, Fifth Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) **Related to PA-15-21** [Application](#)
17. **Case 26-21** **1003 Bob Pettit Boulevard (Deferred from June 21 by the Planning Director)** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage Two (bar and lounge) (C-AB-2) on property located on the south side of Bob Pettit

Boulevard, west of Nicholson Drive, on Lot B-1-B-3 of Tigerland Acres. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

18. **Case 29-21 2024 Thomas Road (Deferred from June 21 by Councilmember Banks)** To rezone from General Residential (A4) to Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C- AB-1) on property located on the south side of Thomas Road, east of Scotland-Zachary Highway, on an undesignated lot of former Lot 14 of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
19. **Case 32-21 14344 South Harrell's Ferry Road (Deferred from June 21 by Councilmember Amoroso)** To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) **Related to S-7-21** [Application](#)
20. **S-7-21 The Gardens at Forest Park (Deferred from June 21 by Councilmember Amoroso)** Proposed major subdivision with private streets located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract. (Council District 8- Amoroso) **Related to Case 32-21** [Application](#)
21. **Case 36-21 11324 Granberry Street (Deferred from June 21 by Councilmember Banks)** To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the east side of Granberry Street, north of Blount Road, on Lot E of the West Harding Heights Subdivision. Section 75, T6S, R1E, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
22. **Case 39-21 7310 Airline Highway, Suite I** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Airline Highway, north of Winbourne Avenue, east of Victoria Drive, on Lot 6-B of Victoria Farms. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
23. **Case 40-21 1128 and 1148 O'Neal Lane** To rezone from General Office Low Rise (GOL) to Heavy Commercial One (HC1) on property located on the west side of O'Neal Lane, north of East Riverdale Avenue, on Tract X-5 and X-6 of Baton Rouge Homesites, Inc. Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
24. **Case 41-21 5151 Plank Road, Suite 130** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Plank Road, south of Lorraine Street, on a portion of the Delmont Village Shopping Center within Delmont Place, Squares 13 and 14. Section 55, T6S, R1E, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)

25. **Case 42-21 14060 Florida Boulevard To** rezone from Rural to Light Commercial Three (LC3) on property located on the south side of Florida Boulevard, west of Ponderosa Drive, on Lot 17-A of Florida Highway Acres. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4-Moak) [Application](#)
26. **Case 43-21 7611 Burbank Drive To** rezone from Small Planned Unit Development (SPUD) to Light Commercial Two (LC2) on property located on the northeast side of Burbank Drive, east of South Kenilworth Parkway, on Tract A-3-1-B-1 of Chatsworth Planation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
27. **Case 44-21 2863 and 2873 O'Neal Lane To** rezone from Rural to Light Commercial One (LC1) on property located on the east side of O'Neal Lane, north of South Harrell's Ferry Road, on Tract A of the H. Roland Neames Property. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
28. **Case 48-21 1700-1800, 1806 and 1794 Staring Lane To** rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation. Section 53, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to S-9-21** [Application](#)
29. **S-9-21 Silverside Cove Subdivision** Proposed major subdivision with public streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12-Racca) **Related to 48-21** [Application](#)
30. **Case 49-21 4715 Bennington Avenue To** rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Light Commercial Two (LC2) on property located on the north side of Bennington Avenue, east of Valley Creek Drive, on Lots 48-A-1-A, 60, 61 and 62 of the Concord Park, Second Filing. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
31. **Case 50-21 641 and 661 Dove Street To** rezone from General Residential (A4) to Neighborhood Commercial (NC) on property located on the north side of Dove Street, west of Scenic Highway Frontage Road, on Lots 5 and 6 of the University Place, Square 8. Section 74, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
32. **Case 52-21 545 South Foster Drive To** rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the east side of South Foster Drive, south of Government Street, on Lot 6-A-1 of Capital Heights, Square 14. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
33. **PUD-1-03 Towne Centre at Cedar Lodge (Creekstone), Concept Plan Revision 4 (Deferred from June 21 by Councilmember Adams)** Revise permissible uses to include multi-family residential on property located on the south side of

Jefferson Highway, north of Corporate Boulevard, on Tracts TC-1, TC-3-A-1, TC-3-A-2, TC-3-A-3, TC-3-J, TC-3-K, TC-3-L-1 of the Cedar Lodge Plantation Property. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)

- 34. TND-1-07 Rouzan, Concept Plan Revision 15** Revise uses to include medium density residential and add low density residential increasing the overall unit count from 750 to 805, on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 35. PUD-4-09 Long Farm, Concept Plan Revision 6** Proposed establishment of "low/medium density residential" designation, reduced green open space, and increased lake area, on property located on the north side of Airline Highway, east of Baringer Foreman Road, on Lots 1-159, Alley Tract C, D, C-1, C-2, GS-3, GS-3-A, GS-4, GS-5, GS-6, P-1, P-S, Remainder of Tract P-2, Tract A-1-A-1-C, Tract A-1-A-2-A, Tract A-1-A-2-B, Tract A-1-A-2-C, Tract A-1-A-2-D, Tract A-1-A-1-A-3-A-1-A, Tract A-1-A-3-A-1-B, Tract A-1-A-3-A-5, Tract A-1-A-3-B-1, Tract A-1-A-3-B-2, Tract A-1-C, Tract C, Tract P-3-A, Tract P-3-B, Tract P-4-A, Tract P-4-B, Tract P-4-C, Tract ROW-P-4, Tract RPS, Tract-U01, and Tract Z-1 of the Russell Long Property. Sections 50, 51, and 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
Related to PUD-4-09, Phase V, FDP
- 36. PUD-4-09 Long Farm, Phase V, Final Development Plan**, Proposed low density single family subdivision located on the north side of Airline Highway, east of Baringer Forman Road on Lot Z-1 of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
Related to PUD-4-09, CP revision 6
- 37. PUD-1-21 Eliza Gardens, Final Development Plan (Deferred from June 21 by Councilmember Gaudet)** Proposed low density single family residential development on property located on the south side of Burbank Drive, east of Sehdeva Memorial Drive, on Tract A-3-3-B of the Chatsworth Plantation Property. Section 77, T8S, R1E, GLD, EBRP, LA (Council District 3- Gaudet) [Application](#)
- 38. CUP-2-21 Home Builders Association of GBR, Lot 5-C, Hundred Oaks** Proposed office building, on property located on the west side of South Acadian Thruway, north of Interstate 10, on Lot 5-C of the Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)

- 39. CUP-3-21 Home Builders Association of GBR, Lot 5-D, Hundred Oaks** Proposed office building, on property located on the west side of South Acadian Thruway, north of Interstate 10, on Lot 5-D of the Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

- Report from the Planning Commission Liaison to the Recreation and Park Commission for the Parish of East Baton Rouge (BREC)

ADJOURN